

1. COMPONENT MARINE CORPS		FY 2005 MILITARY CONSTRUCTION PROJECT DATA		2. DATE	
3. INSTALLATION AND LOCATION MARINE CORPS SUPPORT ACTIVITY KANSAS CITY, MO			4. PROJECT TITLE KANSAS CITY PUBLIC PRIVATE VENTURE		
5. PROGRAM ELEMENT	6. CATEGORY CODE 711	7. PROJECT NUMBER KC-H-0501		8. PROJECT COST (\$000) \$20,238	
9. COST ESTIMATES					
ITEM	U/M	QUANTITY	UNIT COST	COST (\$000)	
WHOLEHOUSE IMPROVEMENT	EA	235	86,119	20,238	
Area Cost Factor 1.01					
10. DESCRIPTION OF PROPOSED CONSTRUCTION Funds for this project will support the privatization of 235 homes at MCSA Kansas City, MO. This project eliminates 235 of 235 total inadequate units at MCSA Kansas City, MO.					
11. REQUIREMENT: <u>PROJECT:</u> This project represents the Public Private Venture (PPV) which will privatize Kansas City family housing. This project phase will replace, renovate, repair or demolish, operate and maintain 235 privatized government homes.					
<u>REQUIREMENT:</u> Adequate family housing is needed for married personnel and their families. This project replaces 137 Capehart homes, provides for varying degrees of renovation and support to the remaining 98 privatized units including demolition. This project also provides neighborhood amenities and community recreational facilities, and expanded common open spaces. Recreational facilities include tot lots, jogging paths, and playing courts/fields.					
<u>CURRENT SITUATION:</u> The 235 Capehart units were constructed in 1959. Major modifications would be required to bring the existing housing units up to current standards and modification would exceed 75% of the replacement cost. All these units have significantly deteriorated. The units electrical systems are in need of upgrades. The kitchens are poorly designed and do not meet modern standards. Fire suppression systems are non-existent. Maintenance and utility costs are increasing due to failures in building components and systems. The neighborhoods are deteriorated to the point that quality of life is significantly diminished for military families living in these neighborhoods.					

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<p><u>IMPACT IF NOT PROVIDED:</u> Maintenance and utility costs will continue to increase. Loss of weather tightness will lead to deterioration of interior components and accelerated failure of the facility. Units will have to be taken off-line; resulting in increases to both the housing deficit in the local community and to the cost associated with BAH payments. Military members will be forced to choose between involuntary separations from their families, or accepting housing that is unsuitable. Either choice will likely lead to poor morale and dissatisfaction with the Marine Corps. Retention of quality personnel will be adversely impacted.</p> <p>Necessary coordination with the school district is in progress.</p>		